LOT 38
HAMPTON LAKES PHASE IV-A
OR 2343/796

ANGELL DOUGLAS S & JODI L
85558 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

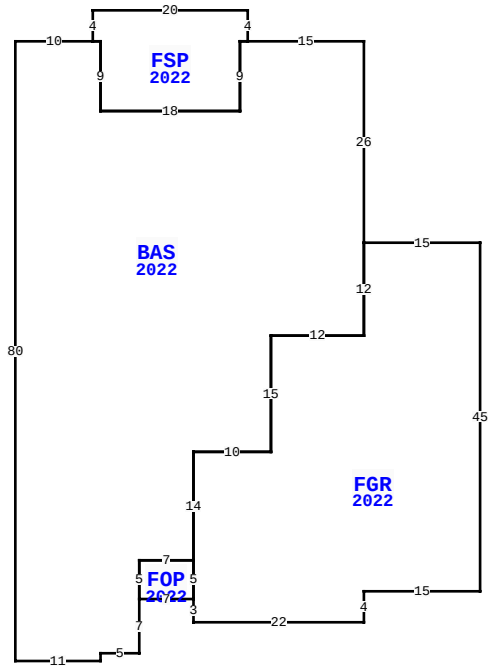
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2022	2,568	342,832
FGR	1,339	55	2022	736	98,258
FOP	35	30	2022	10	1,336
FSP	242	40	2022	97	12,949
TOTALS	4,184			3,411	455,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,411	97.0140	134.85	459,973	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2025 Heated Area: 2568 HX Base Yr



85558 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		455,373
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		530,373
SOH/AGL Deduction		0
ASSESSED VALUE		530,373
TOTAL EXEMPTION VALUE	13	530,373
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		530,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015025	CO ISSUED	0	10/07/2022
21006913	NEW CONSTR	412,534	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2850/257	2/27/2026	WD	Q	I	01	700,000
GRANTOR: CARLINO JOSEPH J & SH						
GRANTEE: ANGELL DOUGLAS S &						
2598/0330	10/14/2022	SW	Q	I	01	626,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CARLINO JOSEPH J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W15 W1 S9 W18 N9 W1 W10 S80 E11 N1 E5 N7 N5 E7 N14 E10 N15 E12 N12 N26 $
FGR=[YR=2022;ORIG=-22,72] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S14 S5 $
FSP=[YR=2022;ORIG=-15,0] N4 W20 S4 E1 S9 E18 N9 E1 $
FOP=[YR=2022;ORIG=-29,72] E7 N5 W7 S5 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS